

ADOPTED 8/18/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE REDEVELOPER DESIGNATION OF THE FENWAY COMMUNITY DEVELOPMENT CORPORATION AS CO-REDEVELOPER OF DISPOSITION PARCEL 6 IN THE FENWAY URBAN RENEWAL AREA PROJECT NO. MASS R-115

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority") has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115 has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carryong out of Urban Renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Boston Redevelopment Authority tentatively designated the Boston Shakespeare Company as Co-Redeveloper of Disposition Parcel 6 in the Fenway Urban Renewal Area on August 13, 1987; and

WHEREAS, the Fenway Community Development Corporation has expressed interest in, and has submitted a satisfactory proposal to be co-redeveloper of Disposition Parcel 6 with the Boston Shakespeare Company; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Fenway Community Development Corporation be and hereby is tentatively designated as Co-Redeveloper of Disposition Parcel 6 in the Fenway Urban Renewal Area subject to:

- (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended; and
- (b) Submission within one year in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks, other lending institutions, or other sources of funding which may be available; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental/sales schedule.

(c) Resolution to the maximum extent feasible of concerns raised by the St. Botolph Citizens' Committee and abutters.

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

3. That the Co-Redeveloper is authorized to proceed with the execution of a Land Disposition Agreement (LDA) in the Authority's usual form.

4. That the Co-Redeveloper be, and hereby is, authorized to petition the Board of Appeals for any zoning relief that may be necessary to complete the proposed development.

5. That the Director be, and hereby is, authorized to execute a license with the co-redeveloper, subject to the Authority's usual terms and conditions, so that the Co-Redeveloper may conduct such test borings and soils test as may be required.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

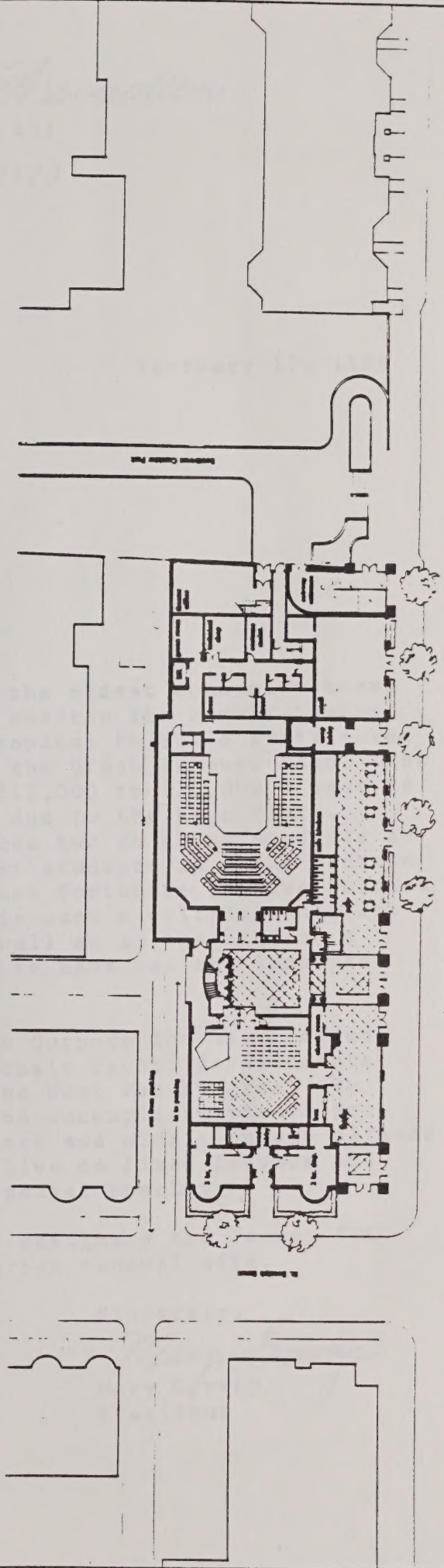
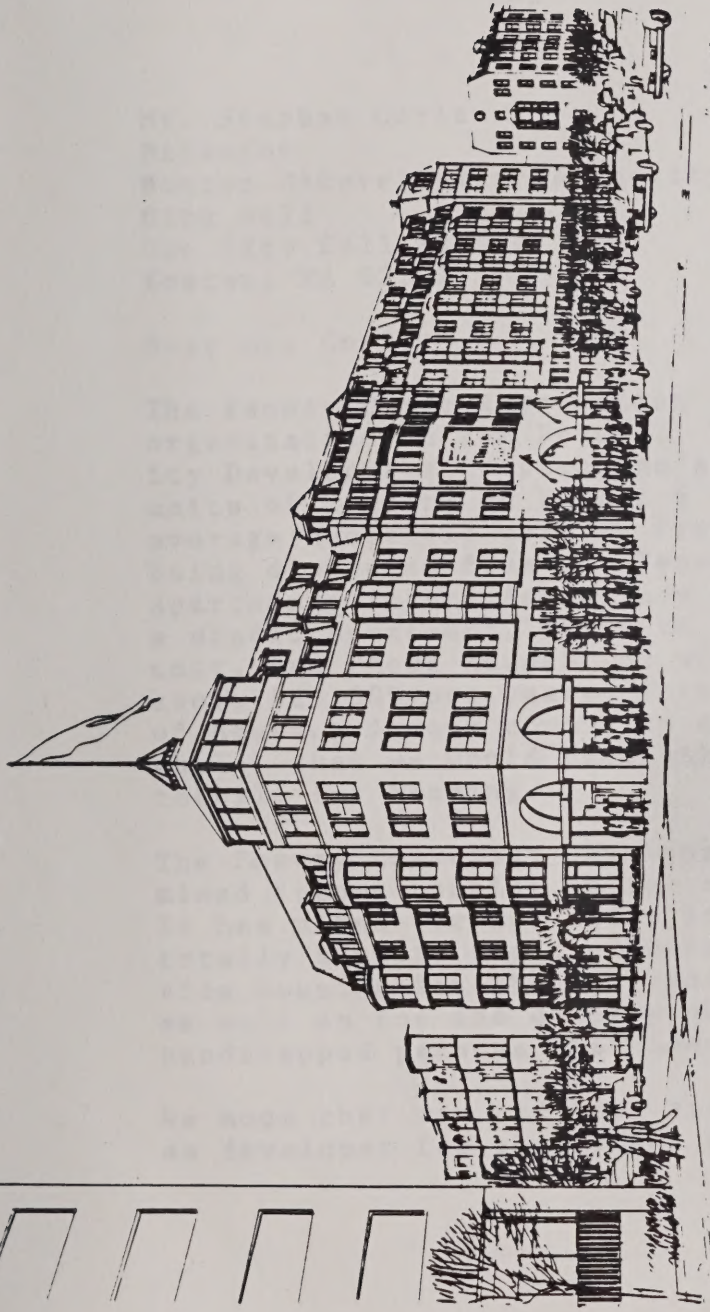
FACT SHEET -- PARCEL 6

DEVELOPMENT TEAM:

CO-REDEVELOPER:	FENWAY COMMUNITY DEVELOPMENT CORP.
ARCHITECT:	GOODY, CLANCY & ASSOCIATES
ATTORNEY:	VINCENT MCCARTHY, HALE & DORR

DEVELOPMENT PROGRAM:

PARCEL SIZE:	26,650 SF
FAR:	3.48
TOTAL PROJECT GSF:	92,729 GSF
THEATER GSF:	24,423 GSF
RESIDENTIAL GSF:	65,240 GSF
RETAIL GSF:	3,066 GSF
TOTAL RESIDENTIAL:	67 UNITS
MARKET RATE:	33 UNITS
AFFORDABLE:	34 UNITS
PARKING SPACES:	72 SPACES
MAINSTAGE THEATER CAPACITY:	499 SEATS
FLEXIBLE THEATER CAPACITY:	99 SEATS
TOTAL DEVELOPMENT COST:	\$13,906,200



GROUND FLOOR PLAN / SITE PLAN

Fenway Civic Association

Post Office Box 435

Boston, MA 02123

February 17, 1988

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
City Hall
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

The Fenway Civic Association is the oldest community based organization in the Fenway. We endorse the Fenway Community Development Corporation's proposal to build sixty-seven units of housing on Parcel 6 of the Urban Renewal Plan. The average household earning from \$12,000 to \$25,000 a year is being displaced from the Fenway due to the high rents. Apartments in the Fenway now house two to three students in a studio apartment, three to four students in a one bedroom unit, and those households who are fortunate to have incomes above \$25,000 per year. There is such a critical shortage of housing in our community as well as in the city as a whole, that we would have liked to have had the land used totally for housing.

The Fenway Community Development Corporation has created mixed income housing in two of their recent developments. It has plans for 107 units in the West Fenway area. We totally support their efforts and accomplishments to provide housing for the low, moderate and middle income persons, as well as for the elderly who live on fixed incomes and handicapped persons that need special housing.

We hope that you and your staff designate the Fenway CDC as developer for the Parcel 6 urban renewal site.

Sincerely,

Mary Garvey
Mary Garvey
President

Mary Mercure
Ex-President of FenPAC
97 St. Stevens St.
Boston, Ma. 02115
February 17, 1988

Steven Coyle, Director
Boston Redevelopment Authority
City Hall, Room 900
Boston, Ma. 02201

Dear Mr. Coyle:

As the last President of the Fenway Project Area Committee (FenPAC) I felt it was vital to respond to the proposal for Parcel 6.

Needless to say, the City has recognized the need for a permanent home for the Shakespeare Company through development guidelines for the site.

The proposal by the Fenway Community Development Corporation (FCDC) seems to offer the best possible uses for this site by meeting the theater requirement while at the same time providing for housing (with a high percentage of affordable housing) in the neighborhood.

For years the neighborhood had a large stock of affordable housing (including everything from rooms to large apartments for families). This helped give the Fenway its unique social, ethnic, and economic diversity.

Urban renewal, together with institutional expansion, lifestyles geared to city rather than suburban living (to name a few) have all contributed to the erosion of the affordable housing supply in the neighborhood.

The FCDC proposal for Parcel 6, with its high percentage of affordable housing offers a unique opportunity to use the last Fenway Urban Renewal parcel to address the problem of the supply of affordable housing.

The proposed design, with setbacks, parking, landscaping, etc, shows a great deal of thought and attention to neighborhood concerns about physical size, positioning, materials, etc.

As a long time resident I feel that it is vital to the continued life and vitality of the neighborhood to restore the maximum amount of affordable housing to the area. The most basic way of doing this is illustrated by the FCDC's plan for Parcel 6.

I hope favorable consideration will be given to the FCDC proposal.

Sincerely,

Mary Mercure
Mary Mercure

SARI

Symphony Area Renaissance Inc., P.O. Box 794, Astor Station, Boston, Massachusetts 02123

February 15, 1988

Boston Redevelopment Authority
Boston City Hall
Boston, Ma 02201

DEAR Board:

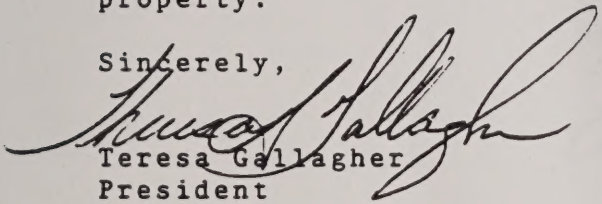
We strongly support the Fenway Community Development Corporation's plans to develop parcel 6 at Mass. Ave. and St. Botolph St.

As a non-profit community development corporation like the FCDC, we understand the need for low and moderate income housing in this neighborhood and we know the desire of area residents to have more coops which allow tenants to have more control over their living space.

We also have great respect for the work of the FCDC and appreciate the many low and moderate income units they have added or preserved in the neighborhood.

We strongly encourage you to allow them to develop this property.

Sincerely,



Teresa Gallagher
President

Symphony Tenants Organizing Project

February 15, 1988

To Whom It May Concern:

Symphony Tenants Organizing Project, the tenant organization of the Fenway, would like to add its voice in support of the Fenway CDC's application to the Boston Redevelopment Authority for designation as Parcel 6 developer.

During the past seven years, rents and condominium conversions in the Fenway area have increased dramatically, and what was once an ethnically and economically diverse community is rapidly becoming one reserved for wealthier persons and for students who live, densely packed, in investor-owned condominiums. Since the Fenway CDCs proposal is the only one which addresses this problem by including a substantial amount of affordable housing, STOP endorses it wholeheartedly.

Sincerely,

John F. Healy
John Healy
President





SYMPHONY UNITED NEIGHBORS

43 St. Stephen Street

Boston, Ma. 02115

February 16, 1988

Boston Redevelopment Authority
City Hall
Boston, MA 02201

To Whom It May Concern:

Our neighborhood organization is largely made up of homeowners in the St. Stephen Street, Gainsborough Street, and Symphony Road area, close to Symphony Hall and close to Parcel 6. We strongly support the proposal of the Fenway Community Development Corporation to develop this Parcel.

We believe in the necessity of providing the opportunity for home ownership for people of low and moderate income levels. Fenway CDC's proposal would accomplish that objective.

We urge the BRA to designate the Fenway CDC as the developer of Parcel 6 because it is a community organization; it would naturally create a development that would most sensitively reflect the needs of the surrounding neighborhoods.

Sincerely,

Richard Galler,
President

February 13, 1988

To Whom it May Concern:

The Fenway Community Development Corporation has recently informed us about their plans to build a theater and limited equity housing Cooperative at the corner of St. Botolph and Massachusetts Avenue (Parcel 6).

We believe this will be an excellent addition to our neighborhood. We are also excited about having another coop in the area. Currently, we have been working with the Fensgate Cooperative (an FCDC project) to discuss common problems and concerns and sharing waiting lists. We hope to soon be doing this with the other coops in the area and with a new coop on Parcel 6. Since coops are new in the Boston area, this kind of support is needed. We hope the trend towards coop housing will continue.

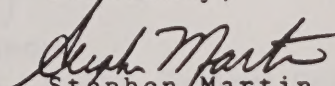
We also believe they have the expertise needed to develop a coop. On many occasions we had to call the FCDC to help us with problems or for advice and they have always been willing to help even though we are not one of their projects. Their staff and Board Members are very knowledgeable and helpful.

We are also excited about having a theater within walking distance from our home.

We are delighted the City of Boston helped to develop our limited equity Coop and gave us this housing option; we hope the City will allow the FCDC to use their expertise and allow them to give others this very exciting opportunity.

Thank you for your consideration.

Sincerely,


Stephen Martin
President

Belmont Chambers, Inc.
Limited Equity Coop
43 Symphony Rd.
Boston, Massachusetts 02115

FIRST FENWAY COOPERATIVE
149 MASSACHUSETTS AVE.
BOSTON, MA, 02115

Boston Redevelopment Authority
City Hall
Boston, Ma.

To whom it may concern:

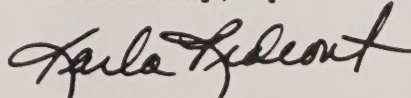
The First Fenway Cooperative enthusiastically supports the Fenway Community Development Corporation's proposal for development of Parcel 6.

The Fenway CDC has an exemplary record of developing housing to meet the needs of its community and its city. Its work in the past, and its current proposal, make inroads to replacing low income housing lost by this neighborhood during the urban renewal of the 1970's.

Boston's housing crisis requires creativity and commitment. The Fenway CDC's unique proposal demonstrates both these properties. As one of Boston's first limited equity cooperatives, we know first hand how successful and necessary cooperatives are in meeting the current housing need. The CDC's proposal, combining cooperatives and condominiums, meets both the social and practical needs of Boston's housing market. The blend of low income to market level units is a fair and realistic blend.

We believe the Fenway CDC accurately represents the needs and desires of our community. It's track record, and it's mission, are to be admired. We trust you will give fair consideration to this excellent proposal.

Sincerely, .



Karla Rideout
President, First Fenway Cooperative

MASSACHUSETTS ASSOCIATION OF COMMUNITY DEVELOPMENT CORPORATIONS

Allston-Brighton CDC • Back-of-the-Hill CDA • Brightwood DC • Charlestown EDC • Chicopee CDC • Coalition for Better Acre CDC • Codman Square HDC • The Community Corp. • Dorchester Bay EDC • East Boston CDC • Fenway CDC • Fields Corner CDC • CDC of Fitchburg • Franklin County CDC • Greater Roxbury DC • Heritage Common CDC • Hiltown CDC • Hyde Park CDC • Inquilinos Boricuas en Accion • Jamaica Plain NDC • Just-A-Start • Lee CDC • Lena Park CDC • Main South CDC • Medford CDC • Millers River Self Help Network CDC • Newton Upper Falls CDC • Neighborhood of Affordable Housing • North Adams CDC • Nuestra Comunidad DC • Nueva Esperanza CDC • Oak Hill CDC • Quincy-Geneva HDC • Riverside/Cambridgeport Community Corp • Roxbury/North Dorchester Neighborhood Revitalization Corp • Salem Harbor CDC • Somerville Corp CDC • Tri-Hill CD • Tri-Ward CDC • United South End/Lower Roxbury DC • Urban Edge

February 17, 1988

Stephen Coyle
Director
Boston Redevelopment Authority
City Hall Plaza
Boston, MA 02201

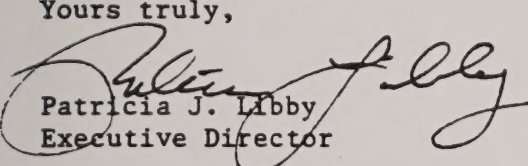
Dear Mr. Coyle:

The Massachusetts Association of Community Development Corporations, a state-wide non-profit corporation representing over 40 Community Development Corporations, is strongly in support of the proposal by the Fenway Community Development Corporation to develop Parcel 6.

The Fenway CDC is an exemplary Community Development Corporation with a history of successful neighborhood projects. The proposal for Parcel 6 reflects a thoughtful approach to the development which is characteristic of the CDC. The proposal includes a significant number of affordable housing units which are desperately needed in the Fenway, as well as a theater for the Boston Shakespeare Company. Underground parking and retail space are other important aspects of the project. The design features are extremely sensitive to the community -- incorporating good construction materials, scale and configuration which are harmonious with the surrounding environs.

As a long-time Boston resident I am personally pleased to see that development proposals of this quality are being submitted to the BRA for review. I sincerely hope you will give it your wholehearted endorsement.

Yours truly,


Patricia J. Libby
Executive Director

Cooperative Housing Task Force

February 16, 1988

To Whom It May Concern:

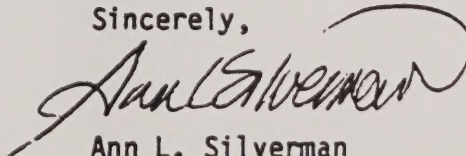
We understand that the Fenway Community Development Corporation is proposing to develop the Boston Redevelopment Authority's Parcel 6 with the Boston Shakespeare Company for theater space, retail space and mixed income housing. Approximately half of the mixed income housing as proposed would be in the form of a limited equity cooperative that would provide homeownership opportunities to low, moderate, and middle income people. We support the proposal by FCDC to develop mixed income co-op housing on this site and are certain that they possess the necessary skills and experience.

As a statewide non-profit organization that promotes limited equity housing cooperatives, we work with a broad range of community developers on specific projects and on co-op policy and finance issues. Our dealings with FCDC have shown us that they are a sophisticated community developer with a proven track record. FCDC has clearly demonstrated their ability to carry out a complex limited equity cooperative development project, as evidenced by their successful completion of the Fensgate Cooperative.

FCDC's Director and staff have been actively involved with the Task Force in activities which assist State agencies to develop co-op financing tools. In particular, FCDC staff have worked on program design and policy recommendations regarding the use of SHARP, Housing Innovations Fund, and Section 707 subsidies in limited equity cooperatives. They have demonstrated a clear understanding of these programs and a commitment to making them work for affordable homeownership using the cooperative model.

FCDC's proposal for the Shakespeare Company site is an exciting and creative one. We support their efforts and hope that their proposal will go forward to project implementation.

Sincerely,



Ann L. Silverman
Executive Director

SOUTH END

NEIGHBORHOOD SERVICE CENTER

"We Still Have The Dream"



February 18, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, Massachusetts 02201

Dear Mr. Farrell,

The South End Neighborhood Service Center of ABCD ("SNAP") wishes to go on record in strong support of the proposal of the Fenway Community Development Corporation (FCDC) to develop parcel #6. Although technically in the Fenway Re-development District, this site is just a few blocks from SNAP, and we have great interest and concern about its development.

For some months, we have heard that there would be a requirement that a theater be built on this site, and indeed this will enhance the quality of life of the community. However, we are most pleased after reviewing the FCDC proposal, that the development of publicly owned land must be for the maximum benefit of the public which because of the severe crisis in affordable housing, must be defined as the development of affordable housing. Although we would have preferred that 2/3 of the units be affordable, we understand that the mixed usage dictated by the requirement of theater will result in a lesser amount.

We are of the strong opinion that this proposal is significant because of the mixed usage of cultural enhancement with affordable housing. The FCDC has a track record of note, with a Board of Directors truly representative of our neighboring community -- the Fenway. The capability of the entire development team is of the highest order, and the economic mix of the affordable units meets a pressing community need.

SNAP strongly recommends that the FCDC receive tentative designation to develop parcel #6.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Pat Cusick', written in a cursive style.

Pat Cusick
Director

cc. Robert M. Coard, Executive Director, ABCD
Stephen Coyle, Executive Director, BRA
Don Gillis, Executive Director, Office of ONS



Tenants' Development Corporation

663 MASSACHUSETTS AVENUE • BOSTON, MASSACHUSETTS 02118 • (617) 445-8317

February 18, 1988

Mr. Stephen Coyle, Executive Director
Boston Redevelopment Authority
Boston, City Hall
One City Hall Plaza
Boston, Massachusetts 02201

Re: The Fenway Community Development Corporation's proposal to develop
parcel #6. (Massachusetts Ave)

Dear Mr. Coyle:

Tenants' Development Corporation has reviewed the plans for the above
named Development and unanimously supports the proposal.

The aspects of the development that we feel is unique is the addition
of more affordable housing for families of need and the idea of again
having a theater accessible to the residents of the south End. During
some past years there were two such theater's available for the community
use.

There seems to be some sensitivity as to the communities needs that shows
through the renderings and plans. Tenants' Development Corporation
would like to go on record as a supporter of the Fenway Community Deve-
lopment Corporation's proposal to develop parcel #6.

Sincerely,
Tenants' Development Corporation

Nathaniel Geer
Clerk of Corporation

NG/rlb

Garrison Hall Tenants Association
8 Garrison St.
Boston, Ma.

Feb. 16, 1988

Stephen Coyle
Boston Redevelopment Authority
City Hall
Government Center
Boston, Ma. 02201

Dear Mr. Coyle:

We are tenants at Garrison Hall, an apartment building at the corner of Garrison Street and St Botolph st. Our building was converted to condominiums in 1982 and the landlord tried to force us out of our homes here. We are all elderly and many of us have lived here for decades. Our fellow tenants who were not elderly were eventually forced out of Garrison Hall and out of the neighborhood in most cases. We have been able to stay here only by fighting a long running battle against harrassment by the landlord and because we joined with other elderly tenants to press for an eviction ban to cover us.

We have seen the number of affordable places to live in this area shrink over the years and we would like to see more affordable housing in the neighborhood. Therefore we would like to support the proposal of the Fenway Community Development Corporation to be designated the developer of parcel 6. Their proposal would provide a good many affordable apartments for the area.

Enough affordable housing has been lost in the St. Botolph area, it's time to get some of that housing back, we hope that you will

Sincerely,

Stephanie Talace
Ellen Durrall
Helen McGettrick
Joseph Clough
Sweet

8 Garrison Street
Boston, Mass 02116
February 16th 1988

Mr Stephen Coyle
B.R.A. Director
City Hall, Boston

Dear Mr Coyle

I am writing to you today to
ask you on behalf of the Fenway
Community Development Corporation
to support their wish to develop
Parcel 6 in Boston.

Besides the Shakespeare Hostel
I understand much needed affordable
housing will be built -

Also the fact that the F.C.D.C.
is a non profit organization is
also in their favor. We need
their help.

As our building was bought
several years ago and changed
into condos, I know what it is
to be threatened by eviction and we
were glad to have the help of Bob
Van Meter who was then with N.T.O.
and is now affiliated with F.C.D.C.

I think Parcel 6 Development
will be placed in good hands!
Hope you decide in their favor.
Sincerely Agnes Stanton

To Whom it may concern:

I am writing to show my support for the Fenway Community Development Corporation's plan to develop parcel 6 (corner of Mass. Ave and St. Botolph St.) As a tenant of 40 St. Botolph St. and a member of the 40 St. Botolph St. People's Trust, I am concerned about developments within the St. Botolph St. neighborhood. I like the F.C.D.C.'s plans for parcel 6 over other developers' plans because the F.C.D.C. has included a good number of low and moderate income units. This is a major concern of mine. I also like this plan because the Boston Shakespeare Company is a Co-developer and will do what is best for the neighborhood.

Sincerely,

Julia D. Peterson

Apt. 44

40 St. Botolph St.



Boston City Council

February 16, 1988

David Scondras

District 8

725-4225

Mr. Steven Coyle, Director
Boston Redevelopment Authority
Boston City Hall, Room 900
Boston, Ma. 02111

Dear Steven,

I am writing to strongly support the Fenway Community Development Corporation's (FCDC) proposal to be designated as the developer of "Parcel 6" at the corner of Massachusetts Avenue and St. Botolph Street.

The FCDC has a strong track record. Moreover, their record demonstrates that they are sensitive and responsive to neighborhood concerns about developments they build.

The FCDC proposal is responsive to the BRA Request for Proposals, and more specifically, would provide a combination of theater spaces that would meet the needs of the BoShakes as stated in the RFP.

Moreover, the FCDC proposal would include a substantial amount of affordable housing, which should be a key consideration in the selection of any developer for a Fenway Urban Renewal Program parcel.

Thank you for your consideration.

Sincerely,

David Scondras



Boston City Council

Rosaria Salerno
725-4376

February 16, 1988

Mr. Steven Coyle
Director
Boston Redevelopment Authority
Boston City Hall
Room 900
Boston, Ma. 02201

Dear Steven:

Please accept this letter of support for the Fenway Community Development Corporation's proposal to develop Parcel 6, at the corner of Massachusetts Avenue and St. Botolph Street.

The FCDC's proposal is responsive to the BRA's Request for Proposals, and in addition, provides a program that would bring about a substantial number of affordable cooperatives. I strongly support both the effort to increase the amount of affordable housing and the decision to do so by developing homeownership opportunities through the cooperative route.

Because Parcel 6 is the last Urban Renewal parcel in the Fenway, whatever developer is selected should provide a substantial amount of affordable housing.

The FCDC has shown its capacity, over the years, as a successful developer of affordable housing. It has an excellent track record, not only as a developer, but also as a developer which is concerned enough to respond to the opinions and needs of the residents who surround FCDC development projects.

Your consideration is greatly appreciated.

Sincerely,

Rosaria Salerno
Rosaria Salerno

The Commonwealth of Massachusetts

House of Representatives

State House, Boston 02133

BYRON RUSHING

Room 167

Telephone (617) 722-2692

9TH SUFFOLK DISTRICT

(South End • Fenway • Mission Hill • Prudential)

February 19, 1988

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Ninth Floor
One City Hall Square
Boston, MA 02201

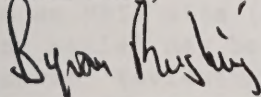
Dear Mr. Coyle:

I am writing you to express my support for the Fenway Community Development Corporation's proposal for designation to develop Parcel 6 into 67 units of housing. The Fenway CDC's proposal meets all of the BRA's developmental guidelines and it includes a provision for a theatre for the Boston Shakespeare Company.

More importantly, the Fenway CDC is a non-profit, neighborhood based housing developer. Their proposal is the only proposal with a significant proportion of affordable housing (47% low and moderate income). Their proposal also features a 500 seat theatre, a 100 seat theatre, 3000 square feet of retail space on Mass Avenue, 72 underground parking spaces and height and massing design features that will harmonize with the surroundings.

I strongly urge your favorable consideration of the Fenway Community Development Corporation's proposal for Parcel 6.

Yours truly,



BYRON RUSHING
State Representative

BR:eed

THE COMMITTEE ON WAYS AND MEANS

THE COMMITTEE ON ELECTION LAWS

CHAIRMAN, COMMISSION ON THE 350TH ANNIVERSARY OF
THE ARRIVAL OF AFRICANS IN MASSACHUSETTS

**MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY**

Real Estate Development
Development and Public Affairs
600 Washington Street, Suite 640
Boston, Massachusetts 02111
(617) 722-5830

February 18, 1988

Mr. Mathew Thall
Executive Director
Fenway CDC
P.O. Box 127
Astor Station
Boston, MA 02123

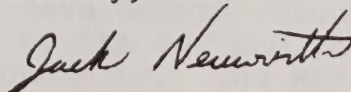
Dear Mr. Thall:

I am writing in response to your letter of January 22, 1988 concerning the potential for development of "air rights" over the Orange Line's Massachusetts Avenue headhouse by Fenway CDC as part of a proposed development of BRA Parcel 6. As we discussed by phone, statutes governing the MBTA on real estate transactions do not permit the MBTA to offer forward commitments to private developers or public entities through private developers.

If, however, Fenway CDC were to be designated the developer of BRA Parcel 6, and could substantiate that it is "uniquely situated" to the station headhouse, the MBTA would not be opposed to discussing the potential for development of the air rights.

The statute sets forth a competitive framework for private development of MBTA sites; however, in some cases, a developer of property uniquely situated to an MBTA site (such that no other entity can possibly develop the site on any scale) may be able to enter into direct negotiations with the MBTA. Of course, reviewing the compatibility of the specific development with MBTA facilities is a major first step.

Sincerely,



Jack Neuwirth
Project Manager - SWC

M E M O R A N D U M

AUGUST 18, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: WILLIAM D. WHITNEY, ASSISTANT DIRECTOR FOR
URBAN DESIGN AND DEVELOPMENT
VICTOR KAREN, PROJECT MANAGER
JUAN CARLOS LOVELUCK, PROJECT MANAGER

RE: TENTATIVE CO-REDEVELOPER DESIGNATION FOR PARCEL 6 IN
THE FENWAY URBAN RENEWAL AREA

EXECUTIVE SUMMARY:

THIS MEMORANDUM REQUESTS THE TENTATIVE DESIGNATION OF THE FENWAY COMMUNITY DEVELOPMENT CORPORATION AS CO-REDEVELOPER OF PARCEL 6 TO JOIN WITH THE BOSTON SHAKESPEARE COMPANY IN DEVELOPING A 24,400 SQUARE FOOT THEATER FACILITY AND 67 UNITS OF MIXED INCOME HOUSING ON THE 26,500 SQUARE FOOT SITE. FENWAY CDC'S PROPOSAL FOR PARCEL 6 RECEIVED EXTENSIVE REVIEW BY AUTHORITY STAFF, THE ST. BOTOLPH CITIZENS' COMMITTEE, AND THE PARCEL 6 ADVISORY COMMITTEE ESTABLISHED BY THE AUTHORITY. THE PROPOSAL COMBINES THE THEATER PROGRAM CALLED FOR IN THE REQUEST FOR PROPOSALS, MIXED-INCOME HOUSING, AND AN IMAGINATIVE DESIGN WHICH IS SYMPATHETIC WITH THE ARCHITECTURE OF THE SURROUNDING AREA.

The Authority granted tentative designation to the Boston Shakespeare Company (BSC) as Co-Redeveloper of Parcel 6 in the Fenway Urban Renewal Area on August 13, 1987, in response to the BSC's need for a permanent home after the expiration of its lease at the Boston Musician's Union building. The BSC is a valuable cultural resource of Boston, and requires a permanent home to operate successfully.

In consultation with the BSC and the St. Botolph Citizens' Committee (SBCC), a Request for Proposals was prepared soliciting co-developer interest in a development which incorporated both the theater program sought by the BSC and the residential component desired by the community. The RFP was issued in October of 1987, and two responses were received by the Authority on February 22, 1988.

One proposal was from the Sullivan Group, and the other was from the Fenway Community Development Corporation. The proposals were reviewed by Authority staff, the BSC, the SBCC, as well as by the nine-member Parcel 6 Advisory Committee established by the Authority to advise on the selection of a co-redeveloper.

August 18, 1988

The Sullivan Group proposal includes 68 market-rate condominiums, 80 below-grade parking spaces, and a theater program totalling approximately 45,000 square feet. The thrust stage theater seats 499 persons, and flexible theater seats 199 persons.

The Fenway CDC proposal includes 33 market-rate condominiums, and 34 low- and moderate-income cooperative units. It also includes 72 below-grade parking spaces, and a 24,400 square foot theater program. The thrust stage theater seats 499 persons, and the flexible theater seats 99 persons.

The project site is located in subdistrict D of the Downtown Interim Overlay Planning District, with a height standard of 65 feet and an FAR restriction of 4. The underlying zoning is B-2. The RFP guidelines specified a maximum FAR of 3.5 for this project. Fenway CDC's design has an FAR of 3.48 and a height of 65 feet. The design is sympathetic to the existing architecture of the area, which includes the St. Botolph Street Architectural Conservation District and the South End Landmarks District. In addition, Fenway CDC's proposal includes numerous letters of support from local and City-wide community groups, neighborhood non-profits, and political representatives.

A gap between the anticipated development costs and development proceeds exists in both proposals. The Fenway CDC's shortfall is, however, considerably smaller than that of the Sullivan Group proposal. Prior to final designation, Fenway CDC and BSC will be required to secure commitments from additional funding sources such as arts-related and affordable housing subsidy programs in order to ensure financial feasibility.

The Boston Shakespeare Company and its theater design consultant, Iain MacKintosh, reviewed the two proposed designs and determined that while both were workable, Fenway CDC's design had the most potential for producing a first-class theater facility.

The Parcel 6 Advisory Committee has met on numerous occasions to hear presentations from the two developers and Authority staff, and to deliberate on the merits of each proposal. The Committee formulated a list of strengths and weaknesses for each proposal, which will be used in the subsequent refinement of the designee's programmatic and design concept. The consensus of the Committee was that Fenway CDC's proposal offered the greater overall benefit to the BSC, the St. Botolph neighborhood, as well as the City as a whole.

The SBCC had the benefit of presentations by the two developers and by Authority staff, in addition to being represented on the Parcel 6 Advisory Committee. At present, the SBCC has indicated opposition to both proposals pending resolution of certain concerns, including the location of the theater entrance and of access to the garage, the amount of setback to the rear of the building, the mitigation of impacts on abutters, the project schedule, the management of the project, and the analysis of shadow, traffic, construction and infrastructure impacts.

The detailed nature of the SBCC's concerns suggests that they are most appropriately addressed as part of the Authority's continuing development review with the Fenway CDC and the BSC, subsequent to tentative designation. The SBCC has indicated a desire to seek resolution of these concerns working with Fenway CDC, the BSC, and Authority staff between tentative and final designation.

Tentative designation of the Fenway CDC to join the Boston Shakespeare Company to redevelop Parcel 6 will insure that the provision of a permanent first-class facility for the Boston Shakespeare Company also results in a positive contribution to the neighborhood with a quality building design, and to both the neighborhood and the City as a whole with the provision of affordable housing units. It is therefore recommended that the Fenway Community Development Corporation be tentatively designated as a co-redeveloper of Parcel 6 in the Fenway Urban Renewal Area.

An appropriate vote follows:

VOTED: That the Authority votes to accept the resolution attached hereto providing for Tentative Redeveloper Designation of the Fenway Community Development Corporation as Co-Redeveloper for Disposition Parcel 6 in the Fenway Urban Renewal Area Project No. Mass. R-115.

